

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name:

Other names/site number: Spengler's Corner Historic District (Amendment)

Name of related multiple property listing:

n/a

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 400 block East Capitol St, 100-300 blocks N. State St., 100 block N. and S. President St.

City or town: Jackson State: MS County: Hinds

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national X statewide X local

Applicable National Register Criteria:

XA ___B XC ___D

<hr/>	
Signature of certifying official/Title:	Date
<u>Kate Slone</u>	<u>11-14-18</u>
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain): Accept Additional Documentation


Signature of the Keeper

1-24-2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>16</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>16</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 16

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business
COMMERCE/TRADE: financial institution
EDUCATION: library
SOCIAL: civic
GOVERNMENT: capitol
GOVERNMENT: government office
TRANSPORTATION: rail-related

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business
COMMERCE/TRADE: financial institution
EDUCATION: library
GOVERNMENT: government office
SOCIAL: civic
RECREATION AND CULTURE: museum
VACANT

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7. Description

Architectural Classification

(Enter categories from instructions.)

Mid-19th Century: Greek Revival

Late Victorian: Romanesque Revival

Late Victorian: Italianate

Late 19th and 20th Century Revivals: Classical Revival

Late 19th and 20th Century Revivals: Georgian Revival

Late 19th and 20th Century Revivals: Italian Renaissance Revival

Modern Movement: Art Deco

Modern Movement: International Style

Modern Movement: New Formalism

Materials: (enter categories from instructions.)

Principal exterior materials of the property: stucco, wood, brick, cast iron, limestone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The expanded Spengler Historic District is located in downtown Jackson, Mississippi and includes the twelve buildings within the original district and extends to the west, south, and north. The enlarged district adds twenty-one (21) buildings, twenty (20) of which are contributing and only one (1) that is non-contributing, to the existing National Register district. One building was constructed in 1836. The majority of the buildings in the district were constructed from 1866 to 1895 and total nine (9). There are nine (9) built between 1900 and 1927, seven (7) between 1930 and 1946 and four (4) between 1951 and 1962. Of the 33 buildings in the expanded area, twenty-six were constructed as commercial buildings and five as civic buildings- the 1836, Old State Capitol, (#19), a war memorial building (#27), a state office building (#33), a library (#32) and a YWCA (#30). Also included in the expanded area is a rail road depot (#15). The majority are traditional commercial in form dating from 1866-1962 with architectural styles representing the traditional tastes of the late 19th to mid-20th century. These styles include Italianate (#12,13), Romanesque Revival (#8), Classical Revival (#10), Georgian Revival (#30), Italian Renaissance Revival (#1), New Formalism (#14), and International style

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(#31). The buildings within this district are in good condition with six undergoing rehabilitation at this time (2018).

Narrative Description

The expanded Spengler's Corner Historic District, located in downtown Jackson, Mississippi, includes the twelve buildings within the original district and extends to the west, south, and north. Within the new boundaries are the north side of the 400 block of East Capitol Street (the south side is within the Smith Park National Register District), both sides of the 500 block of Capitol Street, and the cross street of North President Street (107 and 113) and North State Street (west side from East Capitol to 301 and three buildings on the east side- 226, 300 and 600 East Amite Street which is on the corner of North State.). The terrain is flat and, with the exception of 226, 300, and 310 North State Street and 600 East Amite Street, the district's attached brick commercial buildings are typical for downtown areas, with facades at the sidewalk and rear elevations along alleys.

The enlarged district adds twenty-one (21) buildings, twenty (20) of which are contributing and only one (1) that is non-contributing, to the existing National Register district. The majority of the buildings in the district were constructed from 1866 to 1895 and total nine (9). There is one antebellum government building. There are nine (9) built between 1900 and 1927, seven (7) between 1930 and 1946 and four (4) between 1951 and 1962. Of the 33 buildings in the expanded area, twenty-six were constructed as commercial buildings and five as civic buildings- a state capitol (#19), a war memorial building (#27), a state office building (#33), a library (#32) and a YWCA (#30). Also included is a train depot. The majority are traditional commercial in form dating from 1866-1962 with architectural styles representing the traditional tastes of the late 19th to mid-20th century. These styles include Italianate (#12,13), Romanesque Revival (#8), Classical Revival (#10), Georgian Revival (#30), Italian Renaissance Revival (#1), New Formalism (#14), and International style (#31). The buildings within this district are in good condition with six undergoing rehabilitation at this time (2018).

Inventory of Resources

C= Contributing resource

NC= Noncontributing resource

PL= Previously listed in the National Register

The inventory is arranged alphabetically by street name in ascending numerical order. Buildings are classified as contributing (C) or noncontributing (NC) to the historic character of the district. Properties that have already been listed in the National Register are designated as previously listed (PL).

1. C 600 East Amite Street 1927 Italian Renaissance
Standard Oil Company (former)

A symmetrical two-story stuccoed commercial building with decorative terra cotta details topped with a hipped red barrel tile roof with a prominent overhang supported by

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decorative carved modillions. There are seven bays: a recessed center single-leaf glazed bronze door with sidelights and transom flanked by four-over-four double-hung wood windows set in decorative terra cotta surrounds. The main entrance is reached by a short flight of steps with decorative lamp posts on the cheek walls. The surround of the recess is an elaborate decorative terra cotta surround and the terra cotta continues on the recess walls. The second-floor window occupying the central bay is topped by a broken swan's neck pediment with a decorative cartouche in the middle. The other six windows on the second floor are enhanced with simple terra cotta surrounds with molded heads and all windows are four-over-four double-hung wood. Above the second floor windows are attic vents in alternating circular and rectangular shapes. Between the western wall of the original building and North State Street occupying the site of an original Standard Oil Gas Station is one-story addition of white stucco walls and red tile roofs.

2. C 412/414 East Capitol Street c. 1905, 1975 (storefront)

A two-story tan brick traditional commercial building, facing south. The flat roof is hidden behind a corbeled brick flat parapet. The recessed storefront was changed in 1975 to its current configuration of flat, recessed storefront with metal floor-length windows and a full-light single-leaf door. The transom panel that stretches across the storefront remains, but is covered. The second floor has four symmetrically spaced window openings with the 1/1 double-hung windows removed. The windows are set atop a continuous plain stone sill. Above the windows is a recessed sign panel that stretches nearly the entire width of the facade.

3. NC 418 East Capitol Street c. 1975

A one-story white masonry "frame" set in line with the facades of the buildings along the street on either side. The opening where the storefront has been replaced with an open green space on the western half separated from the sidewalk by glass panels. The eastern half is composed of office spaces with a storefront window of three horizontal panels flanked on the east by a single-light glazed door and on the west by a single light window. At the rear of the courtyard a glazed storefront area opens into additional office space.

4. C 422 East Capitol Street c. 1925

A one-story brick traditional commercial building, facing south, with a flat roof that steps up about half way back to provide for a mezzanine story. There are four windows on the front of this step up, which are large 6-light fixed sash metal. There is a tall flat parapet on the front section of the roof and on the rear raised section, which is capped on all but the facade with a ceramic tile. The storefront is composed of a large center plate glass display window with angled side plate glass display windows, set above terrazzo bulkheads leading back to a recessed single-leaf glazed door on each side, with mirrored side walls. The floor in front of each door is terrazzo in a sunburst pattern. The brickwork above the storefront is patterned and a flat retractable aluminum awning

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mechanism is set above the storefront. The rear elevation has four 1/1 double-hung windows set in plain openings in the center with a single-leaf five-panel wood door on either end. The second floor has four metal casement windows (8 lights).

5. C 426-430 East Capitol Street c. 1930, 1957 (remodel designed by Biggs, Weir and Chandler)
A one-story stuccoed-brick traditional commercial building, facing south, with a flat roof hidden behind a flat plain parapet. There are two storefronts with the one on the west occupying one-third of the facade. This storefront has an off-center single-leaf glazed wood door which is deeply recessed and is flanked by projecting display windows. The east storefront was remodeled circa 1957 by the locally prominent modernist architectural firm Biggs, Weir and Chandler. This storefront, which occupies the majority of the building, is composed of recessed u-shaped display windows with a free-standing display case in the middle of the recessed area. The entrance to the store is located in the western side of the storefront and is composed of double leaf glazed doors set beneath a broken swan's neck pediment. This storefront was published in the periodical Today's Business in June 1957.
6. C 434 East Capitol Street c. 1930, 1955
A one story, flat-roofed commercial building, facing south, with a storefront constructed circa 1955 in the international style composed of large plate glass display windows set in extruded aluminum frames all set within yellow Roman brick side walls. On the far western end a "display box" projects from the plane of the display windows. The wide transom panel runs across the façade. There are two full-light aluminum single-leaf doors in the center.
7. C 436 East Capitol Street 1938
Krystal #1 (Taste of the Island)
A one story, flat-roofed restaurant, facing south, designed in the commercial streamlined Moderne style with a corner entrance flanked by large plate glass windows. On the Capitol Street side there is a segmental arch on the end and on the President Street side there is a square display window flanked by another window with an arch and a second single-leaf glazed aluminum framed door. The entire building is clad with enameled steel panels. Over the entrance and running part way on the south elevation and along the east elevation is a small slightly projecting aluminum awning.
8. PL 500 East Capitol Street Romanesque Revival 1892, 1979 (storefront)
(Don Evans Law Firm and Ogden and Associates)
A three-story, seven-by-fourteen bay, brick commercial building, facing south, with a flat roof hidden behind a pedimented parapet with a date stone inscribed with 1892, below which is a prominent modillioned cornice. The existing storefront is a postmodern interpretation of a late 19th century cast iron storefront which is executed in wood. The windows are paired one-over-one double-hung sash set in plain openings on the second

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floor and set in arched openings on the third floor. The three central bays are highlighted by pilasters with decorative caps.

9. C 501-503 East Capitol Street 1882, 1955, 1995
(Old) Clarion-Ledger Building/McGee
Building/Macon Building

A four-story stucco-over-brick four-by-fourteen bay commercial building, facing north, located on the southeast corner of the intersection of Capitol and President streets. The storefront, with a chamfered recessed entrance, was heavily remodeled circa 1995 by the inclusion of "old brick" and double-leafed partially-glazed fixed doors with a three-light transom. The recessed entry is through a single-leaf paneled domestic door with sidelights and a transom. A faux balcony was also added to the second floor of the entire Capitol Street facade circa 1995. The second floor windows were replaced in 1995 with multiple light single leaf doors topped by single light transoms and on the other two floors in 1955 with five light jalousie windows. In the parapet, which hides a flat roof, is the name "Macon Bldg." Below the parapet is a denticulated cornice. A secondary entrance is located on the President Street side. The last three bays of the building on the President Street elevation were originally a separate building until it was incorporated into the Macon Building years ago. This part of the building is differentiated from the rest by projecting pilasters that run the entire height of the building to above the parapet.

10. C 505-507 East Capitol Street 1955, 1985 Biggs, Weir and Chandler
Giles Ltd. Dress Shop/ (former) Gus Mayer-Giles Store (former)

A two-story minimal classical revival commercial building designed by locally prominent architectural firm Biggs, Weir and Chandler to house an upper-end ladies clothing store. The original plate glass storefront was altered in 1985 by the removal of the glass storefront and the insertion of the small windows and stonework. The first floor façade is divided by five pilasters. In addition, the entrance was relocated from the eastern end of the facade to the western end. The remainder of the facade was originally designed, as remains, a large blank stone facade with single opening on the top floor near the eastern end of the building and this bay is a single-leaf glazed door set in a pilastered surround topped by a broken swan's neck pediment and supported by console brackets. A cast iron railing runs across the opening. There is a large flag pole bracket beneath the window.

11. C 509-511 East Capitol Street c. 1920, 1995

A three-story brick flat-roofed commercial building, facing north, remodeled to its current appearance in 1995 to house studio space, classrooms, offices and a library for the Mississippi State University School of Architecture Fifth Year Program. The storefront was replaced with a multi-light storefront opening into the library centered on the front. To the east is a recessed entrance to the school and to the west is a single-leaf door accessing the fire stair. The upper two floors are three bays with each bay containing paired double-leaf sash topped by a single-light transom with the exception of the westernmost bay of the second floor which is composed of a single window and a single

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glazed door that accesses a solid rusted steel balcony supported from the sidewalk by a simple iron post.

12. PL 518 East Capitol Street c. 1904, 1978, 2018 P. H. Weathers, architect
Jewelry Emporium (former) F. J. McGraw, contractor
A five-story four-bay stuccoed brick Italianate commercial building, facing south, with the fenestration articulated on the facade by raised panels and vertical spandrels. The fifth-floor section features round-arched windows and raised panels in imitation of coursed ashlar masonry. The windows are replacement one-over-one double-hung. A tall flat parapet crowns the building behind which is located a flat roof. The storefront, recreated in 1978, was based on historic photographs and consists of a large storefront area with a centrally located entrance on the western two-thirds of the storefront with the remaining one-third occupied by a double-leaf door leading to a side hall and stairs. The entire storefront framed by original cast iron pilasters. This building was built for Carl von Seutter and was originally the location of his Jewelry Emporium.
13. PL 520-522 East Capitol Street c. 1882, 1978 Godfrey, Bassett and
U. S. Post Office (former) Tuminello (1978)
A seven-bay two-story commercial Italianate building, facing south, with a flat roof hidden behind a stepped parapet with a prominent modillioned cornice. The first story of the facade of this building was substantially, and inappropriately, remodeled by S. J. "Skippy" Tuminello in 1978 with the introduction of an "old" brick arcaded facade of nine-light fixed sash over wooden panel windows topped by segmental arch fanlights. The central bay is composed of a single-leaf glazed door also topped by a segmental arch fanlight window. The second floor seven bays are filled with two-over-two windows set in slightly arched openings, which are replacements, but otherwise the upper facade is largely unchanged. Located within the non-historic facade is the original cast iron storefront.
14. C 525 East Capitol Street c. 1962, 2000 (add.) R. W. Naef, architect
First Federal Savings and Loan (former)
An eight-story bank building designed in the New Formalist style. The first floor, which is flush with the sidewalk, is composed of solid slabs of polished green-gray granite with entrances on the western end of the Capitol Street facade and near the northern end of the State Street facade. The tower section of the building, starting at the third floor, is composed largely of white marble divided with slender windows divided by green granite at each floor level giving the effect of pilasters on the facade. On the second floor, paired two-light horizontally arranged windows visually separate the heavy granite base from the tower. A three-bay two-story addition in a style reminiscent of the original building was constructed in 2000 adjacent to the western end of the building.
15. PL 618 East Pearl Street 1927, 1939
New Orleans Great Northern Railroad Passenger Depot

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A rectangular, two-story, brick building, the longer axis of which lies parallel to the railroad line, in a roughly north-south orientation. The second story is centered over the first story, which extends further to the north and south. Both the upper story and the extended ends of the first story have hipped roofs. The first story roof continues as a pent roof along both the east and west sides of the building below the second-story windows, so that wide continuous eaves extend completely around the building. Originally these eaves were supported by diagonal braces that were removed when the building was partially remodeled with Art Moderne touches in 1939. The walls are clad in rough-faced, dark red brick with dark gray mortar, and rest upon a concrete water table. The building is clad in red, asphalt shingles, similar in form and color to the original. The fenestration of the building is irregular. The windows and doors are unevenly spaced on each of the longer walls, though the placement of the windows is roughly symmetrical between the east and west elevations. The windows are one-over-one, double-hung wood with concrete sills. The single-leaf doors originally all had a large glass pane over two wood panels, but in the 1939 remodeling, the doors in the second and fourth bays of the east wall and the door in the south porch were replaced with new doors having a larger, single light. Each door is surmounted by a transom. In 1939, the transom over the south porch door was replaced with glass blocks. The corners of the end porches were originally supported by square brick piers at both ends, but in 1939, those on the south end were replaced with smooth, round columns. The removal of the braces, the changing of the doors and south transom, and the replacement of the south end piers was supposedly intended to give the building a more modern "streamlined" appearance suggestive of the new streamlined passenger trains that were operating by that time.

16. C 107 North President Street c. 1945
A one-story red wire-brushed brick commercial building, facing east, with a flat roof and a flat parapet capped with cast stone. There are three bays with the center entrance filled with double-leaf flush wood doors with a porthole in each leaf, and double horizontal light transom. The doors are set in plain openings framed with narrow tan glazed tile molding and on either side of the door are original glass block sconces. The entrance is flanked by display windows composed of a set of three, three-light horizontal window units framed by tan glazed tile mullions. The window units are set above tan glazed tile horizontal elements.
17. C 113 North President Street c. 1945
Baptist Book Store (former)
A red wire-brushed brick traditional commercial building, facing east, with a flat roof hidden behind a flat parapet capped with cast stone. The rear one-third has a mezzanine level. The facade is completely filled with a storefront of large wood-framed plate glass windows set above Carrara glass bulkheads. A retractable canvas awning runs across the top of the storefront windows. The entrance is in the center of the facade and is a set of double-leaf aluminum doors. The side elevations are divided by narrow brick buttresses that terminate into a wide stuccoed damp course.

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18. PL 100 block north and south State Street 1822 Peter A. Vandorn
The Capitol Green
The Capitol Green was designed in 1822 by Peter A. Vandorn, as a part of his original drawing for the city plan of Jackson. It was one of three areas designated for public buildings, and is presently on the only green in Jackson which has continued to be used for its original purpose. The Green and the three buildings located on it were listed in the National Register in 1969. On the green are the Old Capitol (#19), the War Memorial Building (#27), the Charlotte Capers Building (#33), and the Gulf, Mobile and Ohio Railroad Depot (#15).
19. PL 100 North State Street 1836-1840 William Nichols
State of Mississippi Old Capitol
A three-story, thirteen-by-five-bay "capitol form" Greek Revival building with a raised basement of coursed stone surmounted by two upper floors of brick. The façade faces west and is a reflection of the building's situation at what was in the 1830s the eastern edge of the city. The front and side elevations were stuccoed and scored to resemble stone, but the more plainly detailed rear elevation was finished in natural brick. The upper two stories are divided into panels by pilasters which rest on a stone belt course and support a full entablature with stone cornice. The entablature continues around the portico where it is supported by Ionic columns, but the entablature is expressed on the rear elevation only by corner returns. The slightly projecting end bays of the western façade are framed by paired pilasters and crowned by parapet walls with stone coping. The parapet wraps around all elevations of the building but is higher and more articulated at the end bays of the façade and at the side elevations, which are further enriched by central tablets flanked by stone volute buttresses. Decoratively carved stone lintels top the windows of the second and third stories on the front and side elevations, plainer peaked stone lintels are a feature of the windows on the rear elevation, and the basement windows of the front and side elevations are set into recessed panels. The windows are filled with twelve-over-twelve, double-hung sash on the basement and principal stories, but the lower height of the uppermost story is reflected in its twelve-over-eight, double-hung sash. The dome is surmounted by a lantern with finial and multi-light windows framed by Grecian pilasters. Set beneath the dome is the building's dominant pedimented five-bay portico, the tympanum of which is lighted by a small circular window. The entablature of the portico is supported on the upper two stories by six fluted, Ionic stone columns echoed by a pair of unfluted antae that flank the sheltered portion of the façade. The columns are all linked by a delicate iron balustrade. On the basement level, the portico is supported by an ashlar-faced arcaded loggia. The principal entrance is from the basement loggia, which has a groin-vaulted ceiling and three pairs of glazed doors opening into an entrance foyer. A secondary loggia entrance is located in the center bay of each side elevation and is defined by stone frontispieces composed of fluted Doric columns set in antis and supporting a full entablature. Each doorway is framed by scrolled pilasters that support a frieze with enriched cornice and consists of a pair of double-leaf glazed doors flanked by sidelights over molded panels. The Old Capitol was listed as a National Historic Landmark on December 14, 1990.

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20. PL 101 North State Street 1866, 1975, 2001
Spengler's Corner
A two-story four-by-eight bay brick building, facing east, with a low-pitched hip roof hidden by a flat, slightly projecting parapet, on top of which was added a turned balustrade in 1975. This building has had most of its character obscured by an inappropriate architectural elements added to it since it was renovated in the 1970s when it was believed that this building dated to the 1840s. In fact, both the original Spengler's Corner District and individual nominations reflected this view. Later newspaper documentation indicates, however, that the original 1840s frame building was destroyed during the Civil War and the current building was built by the Spenglers in 1866. The quoins, roof balustrade, window hoods, engaged columns, multi-light second-floor windows, double-leaf multi-glazed storefront doors and the recessed paneled entrance door with sidelights and transom all date from 1975 and 2001 and have no historical basis for their existence. However, this building is one of the oldest known commercial buildings standing in Jackson. It occupies an important site on "Lot One, Square One" in the City of Jackson, situated at the juncture of two major thoroughfares and opposite the historic Old Capitol building. Since its construction, Spengler's Corner has provided Mississippians with food, shelter, entertainment, a place of assembly, and a wide variety of other commercial services. The building survives as a rare and important reminder of the bustling commercial growth that was a significant facet of Jackson's development from the time it was designated as the capital city in 1821.
21. PL 105 North State Street c. 1885, 1977
A two-story painted brick commercial building, facing east, with a flat roof hidden behind a flat parapet with a denticulated cornice, remodeled to its current appearance circa 1977. The storefront was remodeled in 1977 with brick veneer, in-filled with multi-light arch-topped windows with keystones and a single-leaf entrance with a fanlight sheltered by a simple canvas awning. The seven second floor bays are filled with metal five light jalousie windows with bracketed sills and simple cornices.
22. PL 107 North State Street c. 1885
A two-story painted brick flat-roofed Italianate commercial building. The original cast iron storefront columns remain but the storefront has been infilled with historically inappropriate multi-light sash windows and glass block transoms. A non-historic cast iron balcony stretches across the facade. The second-floor windows contain the original four-over-four windows set within arched openings topped with ornamental cast iron window hoods. The building is topped by a simple cornice below which is a simple recessed masonry band containing round vents and a stylized eagle.
23. PL 109 North State Street c. 1885, 1935
A two-story stuccoed brick Italianate commercial building with a flat roof hidden behind a plain flat parapet. The storefront is composed of large plate glass display windows and single-leaf glazed entrance doors leading into the commercial space and into the stairs to

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the second floor. The entire storefront is topped by a diamond-pattern sash transom which is in turn topped by a flat awning with a decorative metal edge composed of acanthus leaves.

24. PL 111 North State Street c. 1885
A two-story painted brick traditional commercial building, facing east, with a flat roof hidden behind a decorative parapet enhanced by a slightly projecting molded cornice with applied garland. The storefront is filled with a single-leaf glazed door and plate glass windows over very low brick bulkheads. Above the storefront is a denticulated cornice and above that is a transom panel filled with arched lights in the middle and a square light on each end. Above the transom panel is a plain molded cornice on the south half that runs into a three-sided bay window on the north. The bay window has three two-over-two double-hung windows set over a paneled base. The cornice of the bay window is denticulated and the roof is hipped. To the right of the bay window is a Palladian window (one-over-one double-hung, one-over-one-double-hung arched, one-over-one) and above it is an inset rectangular sign panel, left blank.
25. PL 113 North State Street c. 1900
A one-story painted brick traditional commercial building, facing east, with a flat roof hidden behind a flat, plain parapet. The storefront is composed of large plate glass display windows and a recessed single-leaf glazed door below a six-light transom in turn topped by a stamped-metal cornice with a garland-enhanced frieze. There is a denticulated metal cornice with building name "Tucker Printing House" inscribed on frieze at the roof line.
26. PL 117 North State Street c. 1885, 1980
A two-story painted brick traditional commercial building, facing east, with a flat roof hidden behind a flat plain parapet. There is a prominent modillioned metal cornice. The storefront, renovated circa 1980, is composed of large plate glass display windows with slightly recessed off-center double-leaf glazed entrance doors (w-d-w-w). The transom panel is filled with two horizontal lights over each plate glass window and two multi-light fixed over the doors. There are four bays on the second floor: four six-over-six double-hung windows separated by simple pilaster elements all linked by a continuous sill.
27. PL 120 North State Street 1939-1940 Art Deco E. L. Malvaney
War Memorial Building
A two-story square flat-roofed limestone block building with a half circle on the rear. The façade has a wide central opening leading into a central courtyard. The opening is supported by square columns with stylized capitals embellished with faces. A similar opening and columns are located at the rear of the courtyard which opens into a hall where the entrances to the building are located. Aluminum frame windows open onto the courtyard. Over the windows are aluminum panels with magnolia blossoms as well as Greek key and eagle relief lintels. In the hall, the doors have four octagonal lights and are further embellished with weapons. Above the doors are bas relief depictions of

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historic battles. The ceiling of the rear hall is coffered with electric lights in each coffer, trimmed with stylized leaves.

28. PL 121 North State Street c. 1900

Tucker Printing House

A one-story painted brick traditional commercial building, facing east, with flat roof hidden behind a flat parapet. The storefront is composed of wood double-leaf glazed doors that are recessed and two large plate glass display windows topped by an eight-light transom which in turn is topped by a garlanded frieze. The denticulated metal cornice contains the name of the early occupant "Tucker Printing House."

29. PL 123 North State Street c. 1900, 1980

A two-story three-bay painted brick traditional commercial building, facing east, with a flat roof hidden behind a flat parapet that is enhanced with a shallow corbeled and denticulated cornice with a central gabled section and parapet. The stuccoed-brick storefront is a recent restoration (circa 1980) and is composed of large plate glass display windows with four light transoms flanking a central double leaf glazed door entrance. There are three bays in the second story: two-over-two double-hung windows emphasized by panels and pilaster strips.

30. C 226 North State Street c. 1951, 1990s Georgian Revival
YWCA (former), Old Capitol Inn

A three-story-over-raised-basement brick institutional building, facing west, with a flat roof hidden behind a plain parapet. Constructed as the Young Women's Christian Association, the building was converted in the 1990s into the Old Capitol Inn. The main entrance, accessed from the sidewalk via a short flight of steps to the main floor, is located in the fourth bay from the northern end of the building and is framed by a cast stone surround topped by a broken triangular pediment with an urn at the center. The fenestration was originally eight-over-eight double-hung windows with the first floor fenestration set above cast stone panels. As a part of the conversion of the building into the Old Capitol Inn, a boutique hotel, all of the first floor windows were replaced with double-leaf glazed multi-light doors below transoms with cast-iron railings added to each opening. This same treatment was applied to every other bay on the second and third floors with the other four bays remaining the original eight-over-eight windows.

31. C 300 North State Street c. 1946, 1980 Art Moderne/International Style
Sears and Roebuck Department Store (former)
Eudora Welty Library

A two-story, yellow brick L-shaped commercial building with a flat roof hidden behind a flat plain parapet. The original facade faced State Street where the original entrance is emphasized by a projecting brick portion below which the original main entrance has been infilled and now has "Eudora Welty Library" in applied block letters. Above the original plate glass display windows on the original entrance elevation is the original flat awning, lower in the middle and higher at the ends. About 1980, Sears moved out of the

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building and it became the Jackson and the main entrance was moved to the parking lot elevation.

32. C 301 North State Street c. 1954 N. W. Overstreet & Associates,
Jackson Municipal Library (former) Architects

A two-story over basement flat-roofed stone institutional building, facing east, designed in a stripped classical style and constructed as the Jackson Municipal Library. The center of the facade is dominated seven bays which are set slightly in front of the main plane of the structure which is smooth ashlar masonry. The entry, on the left, is three full-light single-leaf doors and the windows are three-light fixed. The entire building is topped by a simple shallow cornice. This building was the site of a significant non-violent Civil Rights protest activity and subsequent arrests on March 27, 1961. In the 1980s the library moved across the street to the former Sears building and was renamed to honor Mississippi author, Eudora Welty. The old library was used for several years as an office building for the City of Jackson. After a failed attempt to convert it into condominiums by a private developer, the building was sold to the Mississippi State Baptist Convention.

33. C 100 South State Street 1971
Charlotte Capers Building

A three-story limestone panel office building with a flat roof and a full basement. There are no windows on the second floor of the facade, only a Mississippi state seal etched in the limestone in the center. The first floor of the facade has three single-leaf full-light aluminum doors with one-light transoms set in a burgundy marble surround. Above the doors, etched in marble, is "The Charlotte Capers Building." The Charlotte Capers Building is home to the Mississippi Department of Archives and History, Historic Preservation Division.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
CONSERVATION

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Period of Significance

Architecture: 1866-1962

Conservation: 1903- c. 1980

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Theodore C. Link, architect

Biggs, Wier and Chandler, Architects

P. H. Weathers, architect

E. L. Malvaney, architect

Peter A Vandorn, surveyor

William Nichols, architect

R. W. Naef, architect

N. W. Overstreet & Associates, Architects

Godfrey, Bassett, and Tuminello, Architects

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Spengler's Corner Historic District, as expanded, is eligible for listing in the National Register of Historic Places under Criterion A- Conservation and Criterion C- Architecture. It includes not only the original district which contains a very tight collection of mid-19th to early 20th-century commercial buildings, but adds buildings in the area that add to our understanding of the commercial, institutional and governmental architectural history of the capitol city. These buildings taken as a whole, illustrate the rise and fall of the area economically, as well as the early influence of historic preservation in the state.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

History of Jackson, Mississippi

The first European settlement in the area that is now Jackson, Mississippi, was LeFleur's Bluff, so-called for Louis LeFleur, a French-Canadian trader who established a trading post on the banks of the Pearl River. During the late 18th and early 19th centuries, the surrounding area was traversed by the Natchez Trace, a major trading route for Native Americans and later American settlers. In 1821, the Mississippi General Assembly commissioned Thomas Hinds (for whom Hinds County is named), James Patton, and William Lattimore to survey the central part of the state to identify a more central location for the state's capital, which at that time was in Natchez. Having identified the area of Jackson as suitable and bountiful in resources, a legislative act was passed in late 1821, authorizing the location to be the permanent seat of state government.

The city was named for Andrew Jackson, who would become the nation's seventh president, in recognition of his victory in the War of 1812 in the Battle of New Orleans. Jackson was laid out in 1822 by Peter A. Van Dorn and the town plan was inspired by the country's third president, Thomas Jefferson. Van Dorn's plan called for a checkerboard grid with blocks alternating with parks and other open spaces, but all but one of those open squares have been developed. The one remaining undeveloped square is Smith Park, located in the Smith Park Architectural District (NRHP March 1976).

In 1840, the railroad arrived in Jackson, linking the city to Vicksburg (depot located on South State Street). The following year, the Jackson to Canton line was chartered, and in 1858, a rail line was completed from Jackson to New Orleans (depot located on West Capitol Street at present day Mill Street). Due in part to the existence of the rail lines Jackson became a strategic manufacturing center for the Confederacy during the Civil War, but was captured in 1863 by the Union Army under the command of William Tecumseh Sherman. The capital city suffered great damage from fires set by both sides, thereafter giving Jackson the nickname- Chimneyville.¹

However, the damage was far from total as many structures, particularly in the downtown area, survived the war. The Mississippi State Capitol, the governor's mansion, city hall and parts of the state penitentiary survived the war, as did four of the six churches that dotted the skyline in 1860. The Baptist, Methodist, Presbyterian, and Christian churches all survived the Civil War, but the Catholic and Episcopal Churches were lost. An 1869 panoramic photograph that was taken from the top of the capitol by local photographer and businessman, Elias Von Seuter, shows that most of the downtown area had in fact survived or been substantially rebuilt. One of the buildings that shows up clearly in the 1869 panorama is Spengler's Corner. This two-story brick hipped roof commercial building was in fact built in 1866 after the original Spengler building on the same site was destroyed in a fire following the explosion of the downtown

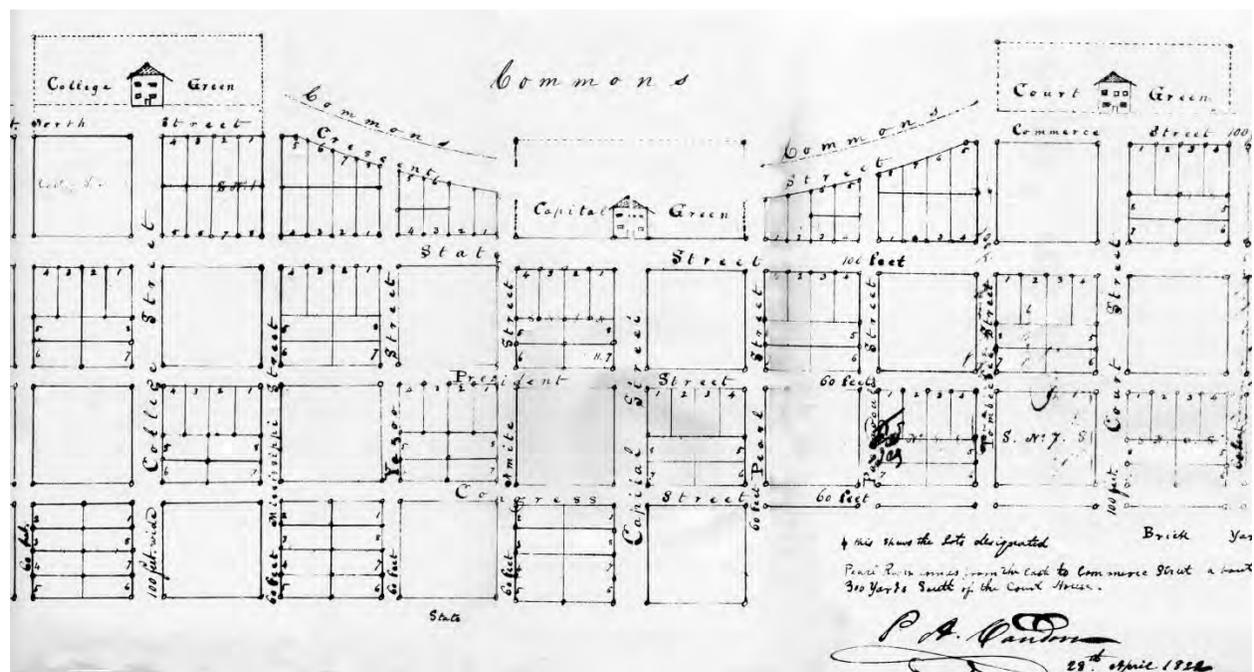
¹ Bern Keating. *Mississippi*. Jackson, MS: University Press of Mississippi, 1982. p.111.

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armory in 1863. Lining State Street, south of its intersection with Capitol Street, were many mid-19th century commercial buildings. South State Street at the time was the major commercial corridor of Jackson primarily because the Alabama and Vicksburg Railroad depot was located three blocks south of the State Capitol. The commercial development of State Street only continued north of its intersection with Capitol Street for a block to Amite Street. North of this street, State Street was primarily residential in nature.

Recovery after the war began immediately, but it was not until the early 20th century that Jackson began to overtake older cities such as Natchez and Vicksburg in prominence and population. In 1900, less than 8,000 people inhabited the City of Jackson. That number grew to 22,817 by 1920 and to 48,282 in 1930, spurred by the discovery of natural gas nearby in 1929, and to 62,107 in 1940, after the 1939 discovery of oil in Yazoo County. Jackson experienced a tremendous jump in population after World War II, increasing from 98,271 in 1950 to 144,422 in 1960. This increase in residents represented not only increased density within the downtown area, but also marked the beginning of the creation of new automobile centered neighborhoods to the west and north of downtown.



Peter A. Van Dorn's 1822 checker board plan for the City of Jackson an urban plan originally proposed by President Thomas Jefferson. (Old city plat of Jackson dated April 29th, 1822. Courtesy of Charles Brenner, Eudora Welty Library, Jackson, MS, <http://usgwararchives.net/maps/mississippi/>)

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Criterion C- Architecture

Spengler's Corner Historic District is a significant grouping of nineteenth and twentieth century commercial, institutional and governmental buildings with architectural and historical importance in their own right but that also tell the story of historic preservation in Jackson. The district has served since 1840 as a center of civic, entertainment and mercantile activity for the city of Jackson. Its historical development can be traced to the town plan of the city inspired by Thomas Jefferson and drawn by Peter A. Van Dorn in 1822.

Therefore, the proposed expansion area includes the north side of the 400 block of East Capitol Street (the south side is within the Smith Park National Register District), both sides of the 500 block of Capital Street, and the cross street of North President Street (107 and 113). The district amendment also extends up North State Street to Mississippi Street to include the Standard Oil Building, the former YWCA Building (now the Old Capitol Inn), the former Sears Department Store (now the Eudora Welty Library), and the former Jackson Municipal Library now owned by the Mississippi State Baptist Association.

After the land originally owned by the Choctaw Indians was ceded to the federal government by the Treaty of Doaks Stand in 1820, Hinds County was established by an act of the State General Assembly in 1821. Thomas Hinds, William Lattimore, and Peter A. Van Dorn were appointed to design a town plan and build a statehouse here. In a "Report of the Commissioner," Hinds and Lattimore wrote that the "present occasion would be a favorable one for the experiment of a town upon the checker-board plan, as suggested by President Jefferson in a letter to Governor Claiborne, about 17 years ago." The checkerboard street-grid pattern was advocated by Jefferson as a planning solution to inherent health and fire security problems in developing urban areas. A map of the city of Jackson drawn by Van Dorn in 1822 incorporated a checkerboard pattern with the addition of a college, capitol and court green around a central commons. The additional green space was designed as a buffer between the new town and the malodorous Pearl River swamp. The southwest corner of Square 1 North, present site of the Harding Building (#8), constructed circa 1892, was designated on the map of 1822 as the location for a temporary state house. The two-story brick state house was constructed in 1822 and was used until the completion of the capitol building, now the Old Capitol Museum, in 1839-40. The original building survived its use as the first state house until its demolition sometime before the construction of the Harding Building.

When the New Capitol was opened and state government moved there in 1903, the Old Capitol was essentially abandoned for over a decade. During this time the building was allowed to deteriorate with only seasonal use as an exhibit building/entry gate area for the Mississippi State fair. While the future of the old capitol looked somewhat bleak at this time, several major commercial buildings were constructed in the immediate area, indicating a continued economic viability to the area. The Century Theater, constructed in 1901 and demolished before 1962, occupied the middle of the north side of the block of Capitol Street between State and President Street. This building housed one of the finest theaters in Jackson as well as multiple offices, commercial space and the Elks Club on the fifth floor. In 1904 the Merchant's Bank and Trust Company building was constructed on the southwest corner of State and Capitol Street. This five

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story brick and stone classical revival building designed by R. H. Hunt & Co. survived for over fifty years before being demolished circa 1960. Its site is now occupied by the BancorpSouth Building. The old capitol's conversion to state offices in 1916-1917 ensured the survival of that building and the added presence of state office workers in the area further strengthened the economic viability of the area. Beginning in the early 1920s, State Street became part of the route of U.S. Highway 51, which stretched through mid-America from New Orleans to Lake Superior, causing an increase in automobile traffic through this part of Jackson.

The revitalization of the Old Capitol in 1916-17 preceded the construction of several new buildings in the immediate area. In 1927, the Standard Oil Company began construction on a new office building (#1) on the lot immediately across Amite Street to the north of the Old Capitol Green. This elegant office building is an excellent example of an Italian Renaissance palazzo and currently serves as offices, although no longer for the Standard Oil Company. When the building was completed, a gas station occupied the area between the building's western wall and North State Street was occupied by a Standard Oil service station. The latest revival of an interest in Italian Renaissance began with landmark houses in New York which was followed by other fashionable architects who used the style as a dramatic contrast to the Queen Anne style. These Italian Renaissance designs tended to mimic more closely their Italian predecessors than did the more free interpretations of the earlier Italianate style. Characteristics of the style that are exhibited by the Standard Oil building are a low pitched hip roof, stucco walls, wide eaves with brackets or modillions, the use of classical detailing such as quoins and pediments, a symmetrical façade, and a ceramic roof.

The larger commercial buildings within the district are enhanced by the smaller one and two-story traditional commercial buildings dating from the 1880s to the 1930s. These are generally two or three bays on the second story with corbelled brick flat parapets. The storefronts are classic with plate glass over wood-paneled or brick bulkheads and full-light doors. Although there have been some changes made throughout the years, they retain what makes them contributing to the district.

During the Great Depression, the most significant thing to happen in the Spengler's Corner area was the completion of U.S. Highway 51, which was routed along State Street through Jackson. Only minor changes to the building in the district occurred during the Depression: some storefronts were updated and two buildings in the district were constructed about 1930- 426-428 East Capitol Street (#5) and 434 East Capitol Street (#6). However, at the end of World War II Jackson experienced a post war building boom along with the rest of the country. This part of the city, particularly North State Street, was dramatically changed during this period due to the impact of Highway 51/N. State Street traffic. Two substantial new commercial buildings were constructed on North President Street about 1945. Both of these buildings, although simple commercial buildings, display the growing influence of the International Style in commercial architecture with their simple box like shapes and relatively unadorned surfaces. 107 North President Street (#16) employs more decoration around the windows in the use of glazed tile in a horizontal pattern, than its neighbor to the north (#17) which has very simple plate glass display windows with Carrara glass bulkheads.

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The most impressive new commercial building constructed in this part of downtown Jackson in this era was the new Sears, Roebuck and Company Department store (#31) at 300 North State Street, in 1946-47. This elegant International Style commercial building was constructed on the site of several older houses. The block immediately to the north, outside the boundary of the proposed expanded boundary of the Spengler's Corner Historic District and currently occupied by a non-historic parking garage and office/classroom building for a large local church, was the site of the Sears Automotive department and other unrelated commercial development. This commercial development of Highway 51, along with other issues, lead ultimately to the loss of one of Jackson's grandest residential streets, as North State Street had boasted two miles of large homes, many of them dating to the antebellum era.

The Moderne style is well represented by the Sears building. The style was employed in the United States from about 1930 into the 1940s and represented the last phase of Art Deco. Whereas Art Deco was concerned with surface ornament, color and abstractions of natural forms applied as decoration on buildings, Moderne was essentially a machine aesthetic focused on mass projection, functional efficiency, and a more abstract aesthetic. Designers began to favor simpler, aerodynamic lines and forms in the modeling of ships, airplanes, and automobiles. In the modern machine age, smooth surfaces, curved corners, and an emphasis on horizontal lines gave the feeling that airstreams could move smoothly over and under them. Roadside diners, motels, movie theaters, shopping centers, and air and bus terminal all borrowed forms from the designs of trains, ships and airplanes. In addition, prominent expositions during the 1930s, such as the Chicago World's Fair of 1933-34, Dallas Centennial Exhibition of 1936, New York World's Fair of 1939-40, and the San Francisco Exposition of 1939 spread the style.

According to Mark Gelernter in his book, *A History of American Architecture, Buildings in their Cultural and Technological Context*, in the 1950s there was an increased emphasis on the family which sparked a dramatic population explosion- 140 million in 1945 to almost 192 million in 1964. This "fueled a huge demand for new homes, home-based consumer goods, and schools."² He further explains that because of the development of new technologies during World War II and immediately afterward, "America acquired a new enthusiasm for technology which eventually influenced architectural developments in this period."³ These developments led to a widespread acceptance of Modernism as the most appropriate architectural expression of the time. Modernism symbolized a break with the past and emphasized rational and efficient building technology. According to Gelernter, the Modernist conception of design as rational problem-solving appealed to the generation that had similarly used rational problem-solving methods to tackle the logistical complexities of the largest war in history.⁴ Many also viewed the Modernist style as rational, efficient and confident.

² Mark Gelernter. *A History of American Architecture, Buildings in their Cultural and Technological Context*. Hanover: University Press of New England, 1999. 262.

³ Gelernter, 263.

⁴ Gelernter, 263.

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Characteristics of the style that the Sears, Roebuck and Company Department store exhibits are horizontal emphasis, flat roof, being anchored to the ground, curved canopies, the use of aluminum, chrome and stainless steel for doors and windows, and the lack of ornamentation. The Sears building was converted into the Eudora Welty Library in the early 1980s after Sears relocated to the newly opened Metro Center Mall in 1979.

Development continued along this part of North State Street into the early 1950s with the construction of the new YWCA (#30) immediately to the south of the Sears building in 1951. This simple but elegant three-story-over-basement brick building is a fine example of the Georgian Revival style. In the first half of the 20th century, Colonial Revival styles became very popular in the United States, with Georgian architecture one of the most commonly-emulated styles, resulting in the Georgian Revival. Colonial Revival styles were an effort to look back to the Federal and Georgian architecture of America's founding period for design inspiration. The enthusiasm to explore the architecture of this period was generated in part by the Philadelphia Centennial of 1876 celebrating the country's 100th birthday and was further promoted by the Columbian Exposition of 1893, held in Chicago. Like most revival efforts, the Colonial Revival style did not generally produce true copies of earlier styles. Although, in the early years of the 20th century (1915-1935) there was a real interest in studying and duplicating Georgian period architecture. Generally, the Colonial Revival style took certain design elements - front façade symmetry, front entrance fanlights and sidelights, pedimented doorways, porches and dormers - and applied them to larger scale buildings. Characteristics of Georgian Revival that distinguish the YWCA building are a symmetrical façade (omitting the narrow recessed section on the right façade with the service entrance), broken pediment over the front door and multi-light double-hung windows. The building was converted into the Old Capitol Inn, a boutique hotel, in 1996.

Another institutional building constructed on North State Street during the 1950s is the former Jackson Municipal Library (#32), built in 1954. The library was housed in this elegant modern building until 1980 when it relocated across the street to the former Sears building. After the library moved, the building served as offices for the City of Jackson, until it was acquired by a local developer who planned to convert the building into condominiums. This project did not materialize and, instead, the building was acquired by the State Baptist Convention. The convention has long term plans to rehabilitate the building for their use. This building was the site of a significant non-violent Civil Rights protest activity and subsequent arrests on March 27, 1961.

One of the most interesting commercial buildings constructed in this area during the boom time of the 1950s was the Gus Mayer Store. Located at 505-507 East Capitol Street (#10), this building was a combination of a fairly typical mid-century International style glass storefront with a smooth, unbroken masonry veneer upper floor relieved only by a double leaf balcony set within an elaborate Classical Revival surround. The entrance canopy, a very simple slightly arched element, was "suspended" from a flagpole that was located just below the base of this recessed balcony. Unfortunately the storefront and awning were removed in the 1980s when the former commercial space was converted into office space. As part of this alteration, the entrance was relocated from the eastern to the western end of the façade. However, the unbroken stone

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vener upper façade and the single balcony remain intact. This striking commercial building was designed by one of Jackson's leading architectural firms at the time, Biggs, Weir & Chandler.

The redevelopment of this part of downtown Jackson continued into the 1960s with the construction of the former First Federal Savings and Loan building (now occupied by BancorpSouth) (#14) in 1962. This large multi-story International Style bank and office building constructed on one of the most prominent intersections in downtown Jackson dramatically changed the scale and appearance of this part of downtown. The construction of this building required the demolition of several smaller commercial buildings, most notably the Merchant's Bank Building, constructed circa 1904. The construction of this very modern tower occurred virtually at the same time as the Old State Capitol, located across State Street, was being restored as the State History Museum. After the erection of the First Federal building, very little major construction occurred in this area.

While the Spengler's Corner National Register Historic District (Amendment) includes not only the original district that contains a very important collection of mid-19th to early 20th century commercial buildings, it also illustrates the early influence of historic preservation in Jackson.

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Criterion A- Conservation

The Spengler's Corner Historic District (Amendment) is significant at the statewide level in the area of Conservation as it forms a concentration of important historic preservation projects from the 1910s through the 1980s.

The original historic district includes the prominently sited group of twelve late 19th and early 20th-century brick commercial buildings located in the historic center of the city of Jackson, and the amendment adds nearby buildings that illustrate the history of historic preservation in Jackson and in the state of Mississippi. The original district nomination of 1979 discusses then-recent restoration/rehabilitation projects within the boundaries of the district. The district expansion includes the Old Capitol Green, previously listed on the National Register as an individual site, which represents not only the City's early history but the story of the beginnings of historic preservation in the State. William Nichols' 1836-1839 Greek Revival Capitol building was possibly the first building to undergo historic restoration in Mississippi and it housed the first state historical museum when the restored building reopened in 1961.

The Spengler's Corner building is the oldest commercial building in Jackson and the oldest building in the original Spengler's Corner district. When the original Spengler's Corner Historic District nomination was prepared in the 1970s, Spengler's Corner was believed to have been constructed in the 1840s. However, recent research has proven that in fact it was constructed circa 1866. There was a one-story frame structure on the site possibly built in the 1840s. This structure burned during the Civil War and was replaced by a second one-story wood frame building which in turn was replaced by the current building. Spengler's Corner was listed on the National Register individually on July 22, 1977 with the belief that it was constructed in the 1840s despite the fact that an early photograph, dating from the Civil War era, clearly shows one of the two earlier frame buildings on the site. The desire to believe that this building was antebellum far outweighed the facts readily available. In fact, so strong was this desire that when the building was "restored" in the mid-1970s, new windows deemed appropriate to the 1840s were installed as were oversized Corinthian columns at the entrance, a heavy balustrade on the roof and faux quoins. Despite these changes, this building is one of the oldest surviving buildings in Jackson and its appearance is the result of early, albeit flawed, attempts at historic preservation by private individuals.

Also within the original district is the building known as the Old Post Office (#13), which was built in 1882 and served briefly as the Jackson Post Office. Rehabilitation of the building in 1978 introduced an inappropriate storefront design that encapsulated the original cast iron storefront. While the work was completed before the Spengler's Corner Historic District was listed in the National Register on November 15, 1979, the building was counted as a contributing element to the district.

To the west of the Old Post Office is the Harding Building (#8), constructed circa 1892, and one of the earliest (1980) tax credit projects in Jackson. The rehabilitation involved the removal of a non-historic metal slipcover added in the 1960s, the subsequent restoration of the fenestration

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and reinstallation of the modillioned cornice as well as a new storefront that was designed in the late 19th century tradition. In addition, the rear annex to the building constructed in about 1910 was removed as a part of the rehabilitation. The fact that this substantial addition was allowed to be demolished as part of a certified historic preservation tax credit project illustrates the changes that have occurred in the field of historic preservation over the past forty years.

Along the North State Street side of this block is the Tucker Printing House (#28) which occupied the building at 121 North State Street and then expanded over the years to buildings on either side, culminating in about 1962 by occupying five buildings in the block- 109-121. The company relocated from these buildings in 1979 and, shortly thereafter, three of the five buildings underwent one of the early tax credit rehabilitations in Jackson. Since that time, two of these buildings have undergone a second rehabilitation, one using the state historic tax credits.

Across North State Street is the Old Capitol Green (NRHP 1969) which was designed in 1822 by Peter A. Vandorn as a part of his original survey for the city plan of Jackson. It was one of three areas designated for public buildings and is presently one of only two greens in Jackson that have continued to be used for their original purpose (Smith Park, listed on the National Register as part of the Smith Park Architectural District is the other). The Green and the buildings located on it were listed in the National Register in 1969. On the green are the Old Capitol (#19), the War Memorial Building (#27), the Charlotte Capers Building (#33), and the Gulf, Mobile and Ohio Railroad Depot (#15). Old Capitol, built 1836 to 1840, is probably the first example of historic preservation in the city. The completion of the Capitol building showed the commitment the state government had to remaining in Jackson after several failed attempts to relocate the capitol. This commitment lead to the development of the commercial area around the Capitol, including the original Spengler's Corner and the Bowman Hotel, located where the Standard Oil Company building (#1) was constructed in 1925. The Bowman Hotel, built in 1857-58 in response to the need of a new adequate hotel for the growing city, burned during the Civil War in July 1863. In 1860, the Capitol was already in need of serious repair. These repairs were unfortunately put off until 1870 and included a redesign of the entrance level of the portico from its original design to the current arcaded design.

After the completion of the new Capitol in 1903, the Old Capitol was largely abandoned except for limited use as exhibit space for the Mississippi State Fair. In 1909, a hurricane caused significant damage to the building, even removing a large part of the roof. The building would have been demolished if not for the determination and lobbying efforts of Dunbar Rowland, the first director of the Mississippi Department of Archives and History, his wife Eron Rowland, and civic women's groups such as the Daughters of the American Revolution (DAR) and the United Daughters of the Confederacy (UDC). After much debate, the state decided to renovate the building into offices in 1916-1917. The 1916-1917 renovation was conducted under State architect Theodore Link who had recently designed the 1903 New State Capitol. Link retained the exterior and the central rotunda and first-floor corridor of the building as a "memorial space" but the remainder of the building was converted into much-needed office space for the growing state government.

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In 1959-1961, after its acquisition by the Mississippi Department of Archives and History, the Old Capitol building was “restored” to house the state history museum under the leadership of Charlotte Capers, director of the Mississippi Department of Archives and History. This project, overseen by architects Overstreet, War & Ware of Jackson, was the first attempt in the state at a true historic restoration. It reversed some of Theodore Link’s changes and re-opened the two legislative chambers to their full heights. But because the state had no preservation architects in this early stage of the preservation movement and because of incomplete records from the 1830s building project, this restoration included some misguided choices, primarily the removal of the exterior stucco and the retention of the bullseye window in the tympanum of the pediment which had been added during the 1916-17 conversion into a state office building. The decisions combined to give the building a much earlier appearance and caused the building to resemble the 1820s Alabama state capitol in Tuscaloosa (burned in the 1920s) also designed by the architect of the Mississippi capitol, William Nichols. This “earlying up” of the capitol building to give it an appearance of an 1820s Federal style building, rather than the correct 1830s Greek Revival style, foreshadows the misguided “restoration” of the Spengler’s Corner building. In 2006-2009, after severe damage by Hurricane Katrina, the Old Capitol required restoration again. However, this time the plans called for the return of stucco to the building and removal of the bullseye window from tympanum of the pediment.

After the passage of the Historic Preservation Tax Credit Act in 1976, some of the first tax credit funded rehabilitations in Mississippi occurred in this area; the Harding Building in 1980 and several of the Tucker Printing Company buildings in 1983. In addition to these projects, several other alterations occurred to buildings in the area that were less preservation oriented, or perhaps with a misunderstanding of appropriate rehabilitation practices.

In 2005, Hurricane Katrina swept in from the Gulf, making landfall at Bay St. Louis, Mississippi before heading in-land and causing substantial damage all the way to Jackson where the Old Capitol was severely damaged. The Old Capitol was closed and underwent a substantial restoration, correcting many of the mistakes from the earlier 1959-61 restoration, most notably, the return of the stucco to its exterior. This more academic approach to restoration will hopefully impact future restorations in the district and encourage the appropriate treatment of historic buildings and not perpetuate the faux historicism that has been far too often the norm.

Spengler's Corner Historic District (Amendment)
Name of Property

Hinds, Mississippi
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Hilliard, Elbert. Old Capitol National Register Nomination, October 8, 1969.

Hilliard, Elbert. Old Capitol Green National Register Nomination, October 13, 1969.

The Jaeger Company. *From Frontier Capital to Modern City: A History of Jackson's Built Environment, 1895-1970.*

Keating, Bern. *Mississippi.* Jackson, MS: University Press of Mississippi, 1982.

Old city plat of Jackson dated April 29th, 1822. Courtesy of Charles Brenner, Eudora Welty Library, Jackson, MS, <http://usgwarchives.net/maps/mississippi/>

Sanborn Insurance Maps for Jackson, MS, 1885, 1890, 1895, 1900, 1904, 1909, 1914, 1918, 1925, 1946, 1962.

"Today's Business." June 1957, page 6.

Gold, Jack A. Spengler's Corner Historic District National Register Nomination, September 10, 1979.

Reynolds, Elizabeth, P. Spengler's Corner National Register Nomination, June 17, 1977.

Weaver, Michelle and Richard Cawthon. New Orleans Great Northern Railroad Passenger Depot National Register Nomination, November 12, 1995.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Spengler's Corner Historic District (Amendment)
Name of Property

Hinds, Mississippi
County and State

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): Spengler's Corner 049-JAC-0059-NR-NRD

1. Geographical Data

Acreage of Property _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 32.301940 | Longitude: -90.180559 |
| 2. Latitude: 32.301821 | Longitude: 90.178667 |
| 3. Latitude: 32.300335 | Longitude: -90.179518 |
| 4. Latitude: 32.300010 | Longitude: 90.178562 |
| 5. Latitude: 32.297985 | Longitude: -90.179312 |
| 6. Latitude: 32.298141 | Longitude: -90.180592 |
| 7. Latitude: 32.298761 | Longitude: 90.180490 |
| 8. Latitude: 32.298839 | Longitude: -90.181167 |
| 9. Latitude: 32.298711 | Longitude: 90.181205 |
| 10. Latitude: 32.298823 | Longitude: 90.181792 |

Spengler's Corner Historic District (Amendment)
Name of Property

Hinds, Mississippi
County and State

- | | |
|-------------------------|-----------------------|
| 11. Latitude: 32.299401 | Longitude: 90.181684 |
| 12. Latitude: 32.299518 | Longitude: -90.182405 |
| 13. Latitude: 32.300109 | Longitude -90.182314 |
| 14. Latitude: 32.299901 | Longitude -90.180939 |
| 15. Latitude: 32.300108 | Longitude: -90.180886 |
| 16. Latitude: 32.300040 | Longitude: 90.180259 |
| 17. Latitude: 32.301381 | Longitude: 90.180018 |
| 18. Latitude: 32.301472 | Longitude: 90.180675 |

Verbal Boundary Description (Describe the boundaries of the property.) See map below

Boundary Justification (Explain why the boundaries were selected.) The boundaries for the expanded Spengler's Corner Historic District include the original boundary of Spengler's Corner and adds the neighborhood to the west, east and north of the present district that is contiguous with that district and which marks the limits of a cohesive concentration of historic resources that maintain their integrity.

2. Form Prepared By

name/title: Nancy H. Bell
organization: Vicksburg Foundation for Historic Preservation
street & number: 1107 Washington Street
city or town: Vicksburg state: MS zip code: 39183
e-mail vburfoundation@aol.com
telephone: 601-636-5010
date: April 30, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

Spengler's Corner Historic District (Amendment)
Name of Property

Hinds, Mississippi
County and State

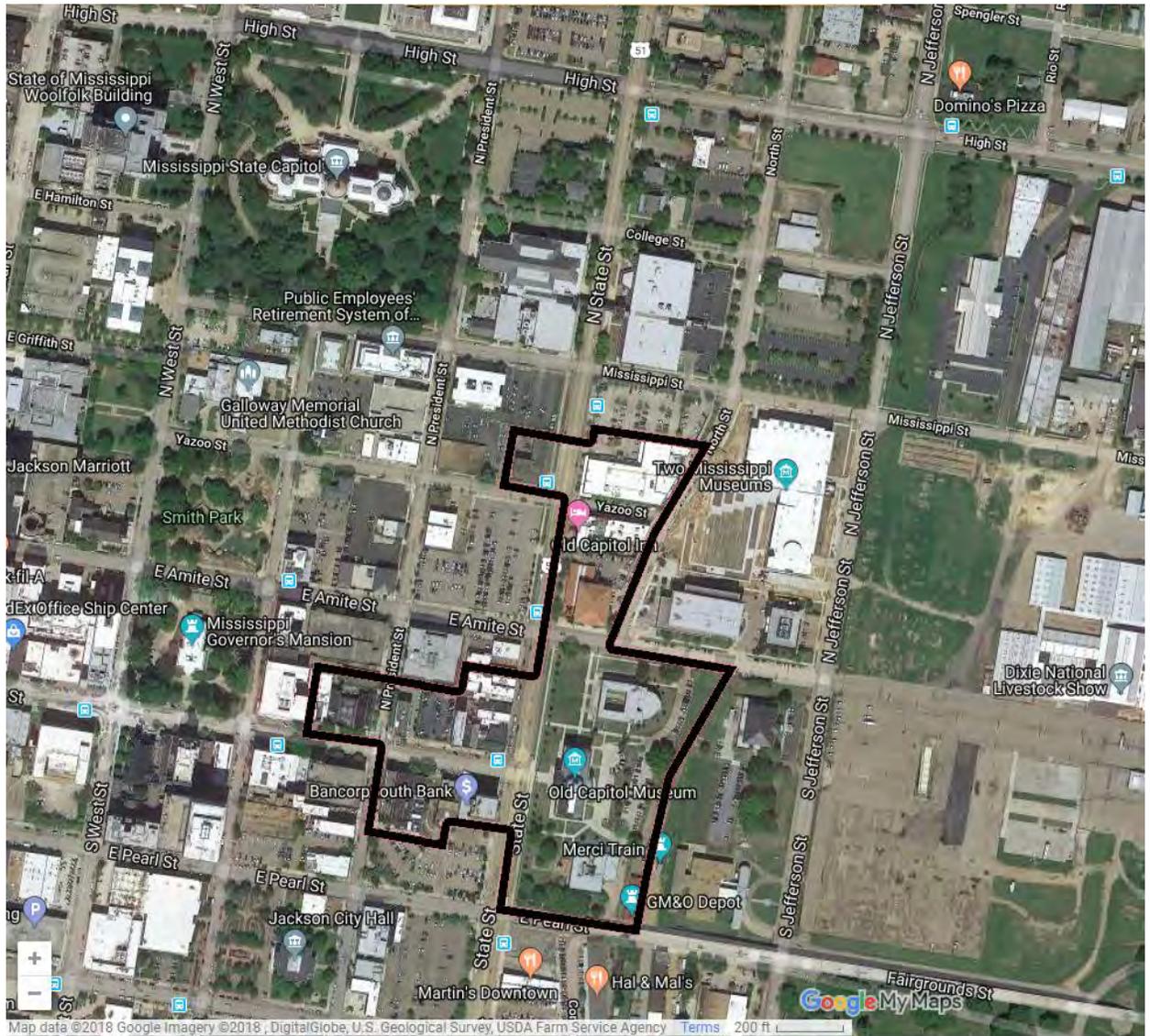


Spengler's Corner Historic District (Amendment)

Name of Property

Hinds, Mississippi

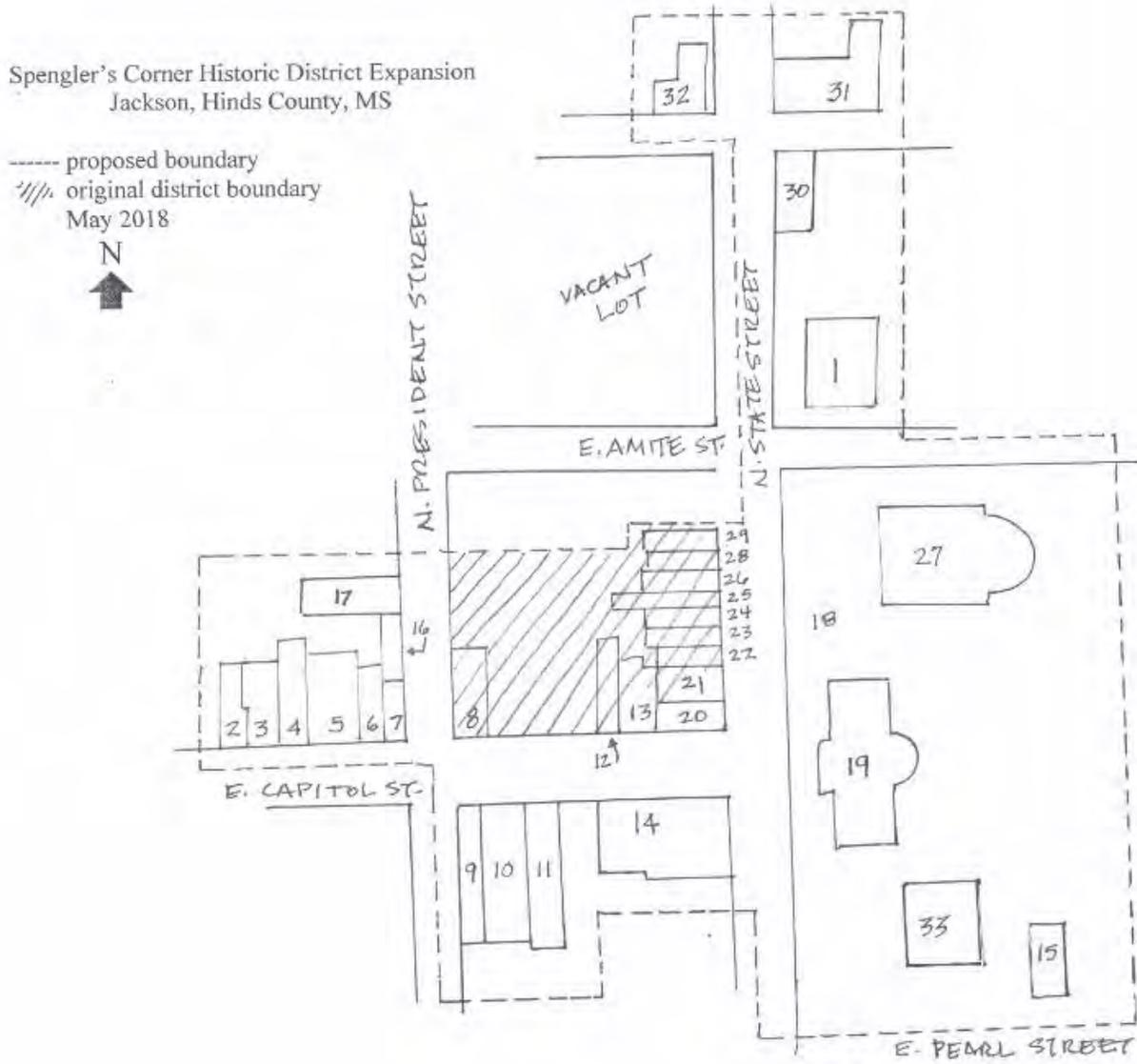
County and State



- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Spengler's Corner Historic District (Amendment)
Name of Property

Hinds, Mississippi
County and State



- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Spengler's Corner Historic District (Amendment)
Name of Property

Hinds, Mississippi
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Spengler Historic District
City or Vicinity: Jackson
County: Hinds State: MS
Photographer: Nancy H. Bell
Date Photographed: January 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 30 600 East Amite Street
- 2 of 30 412-414 East Capitol Street
- 3 of 30 418 East Capitol Street
- 4 of 30 422 East Capitol Street
- 5 of 30 426-430 East Capitol Street
- 6 of 30 434 East Capitol Street
- 7 of 30 436 East Capitol Street
- 8 of 30 500 East Capitol Street
- 9 of 30 501-503 East Capitol Street
- 10 of 30 505-507 East Capitol Street
- 11 of 30 509-511 East Capitol Street
- 12 of 30 518 East Capitol Street
- 13 of 30 520-522 East Capitol Street
- 14 of 30 525 East Capitol Street
- 15 of 30 525 East Capitol Street
- 16 of 30 107 North President Street
- 17 of 30 113 North President Street
- 18 of 30 101 North State Street
- 19 of 30 101 North State Street, East Capitol Street elevation
- 20 of 30 105 North State Street
- 21 of 30 107 North State Street
- 22 of 30 109 North State Street
- 23 of 30 111 North State Street
- 24 of 30 113 North State Street
- 25 of 30 117 North State Street

Spengler's Corner Historic District (Amendment)

Name of Property

Hinds, Mississippi

County and State

- 26 of 30 121 North State Street
- 27 of 30 123 North State Street
- 28 of 30 226 North State Street
- 29 of 30 300 North State Street
- 30 of 30 301 North State Street

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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STATE

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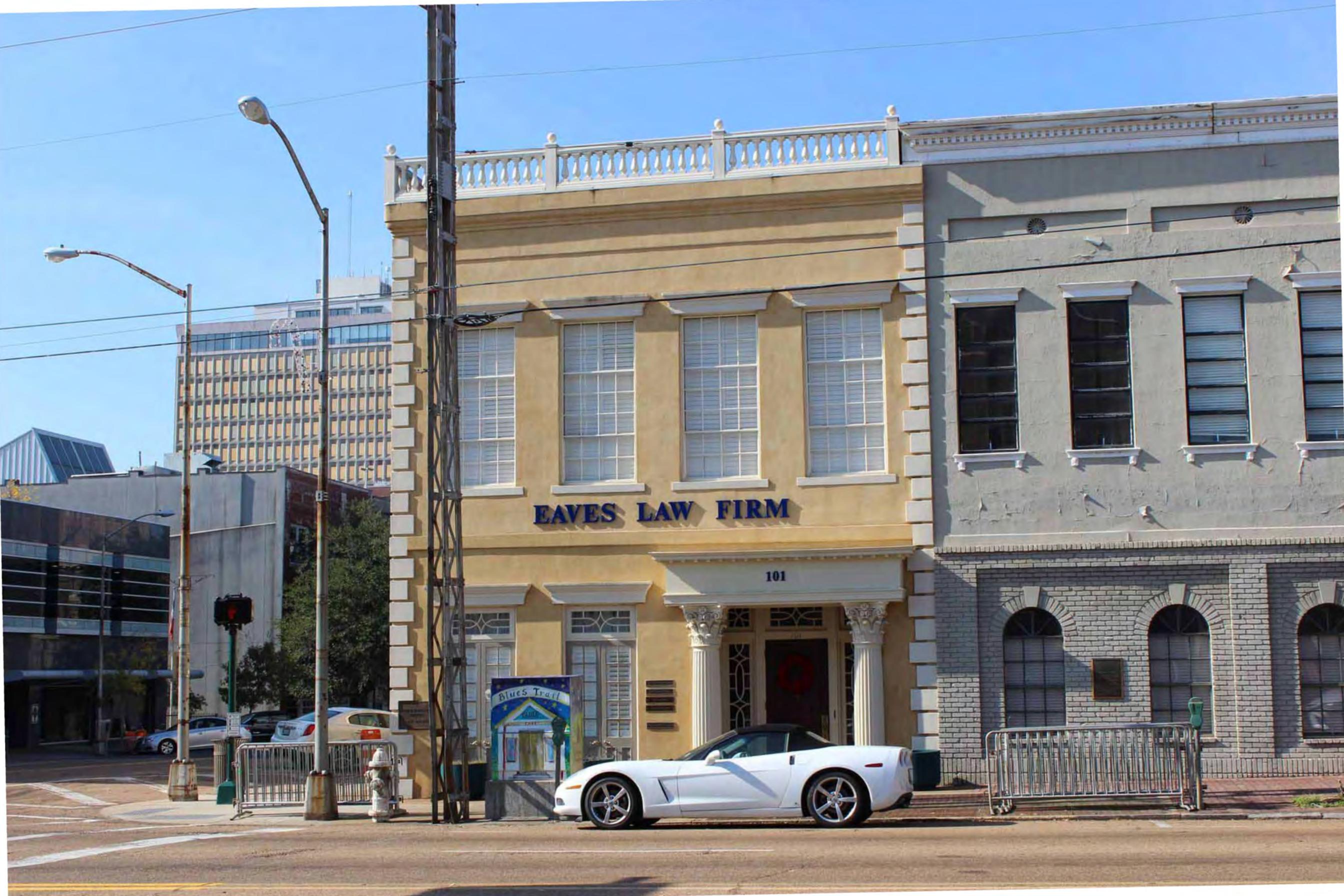












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101

Blues Trail



LAW FIRM

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107





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1 MILITARY

109

111

113A

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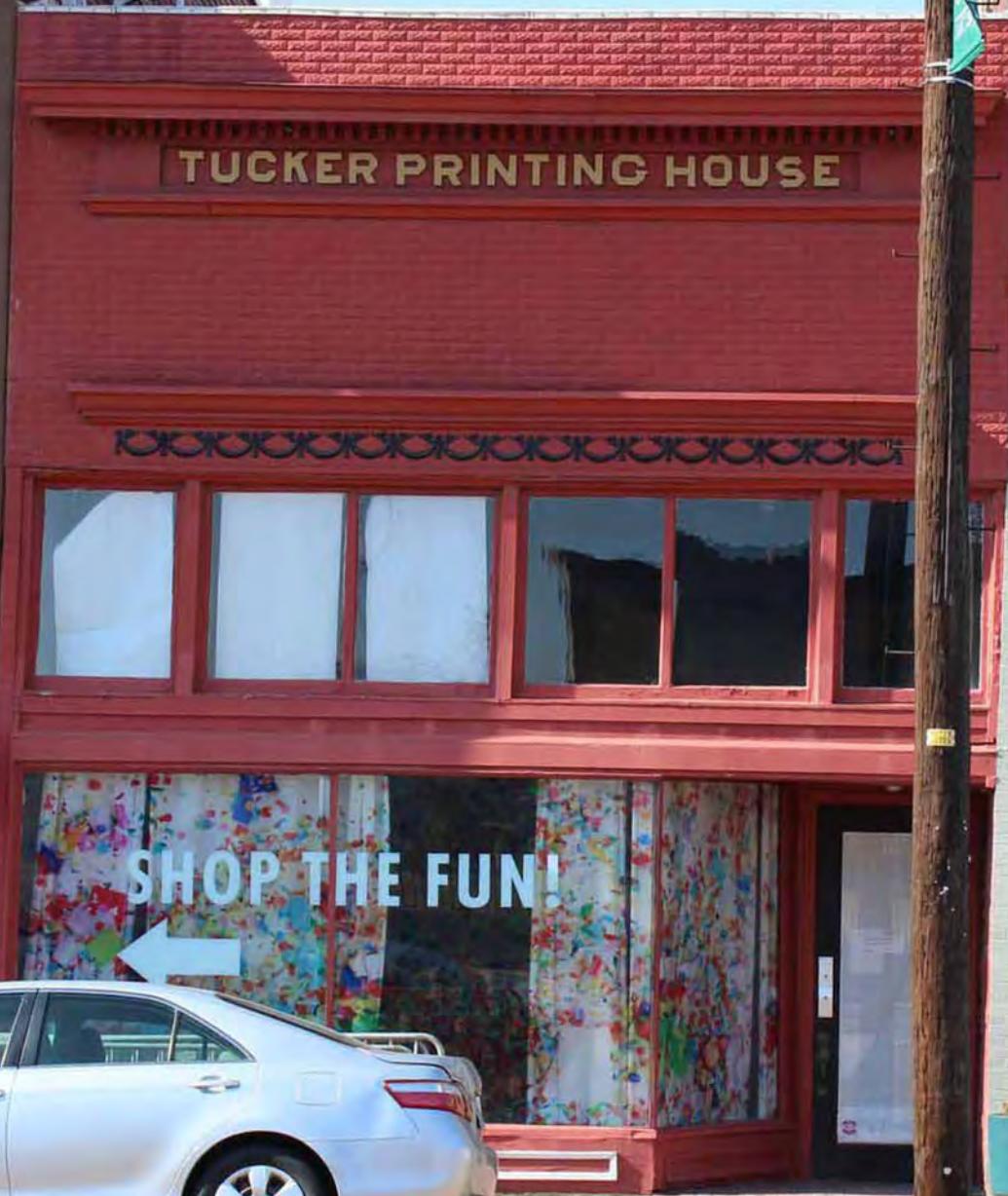
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DESIGN & CUSTOMER

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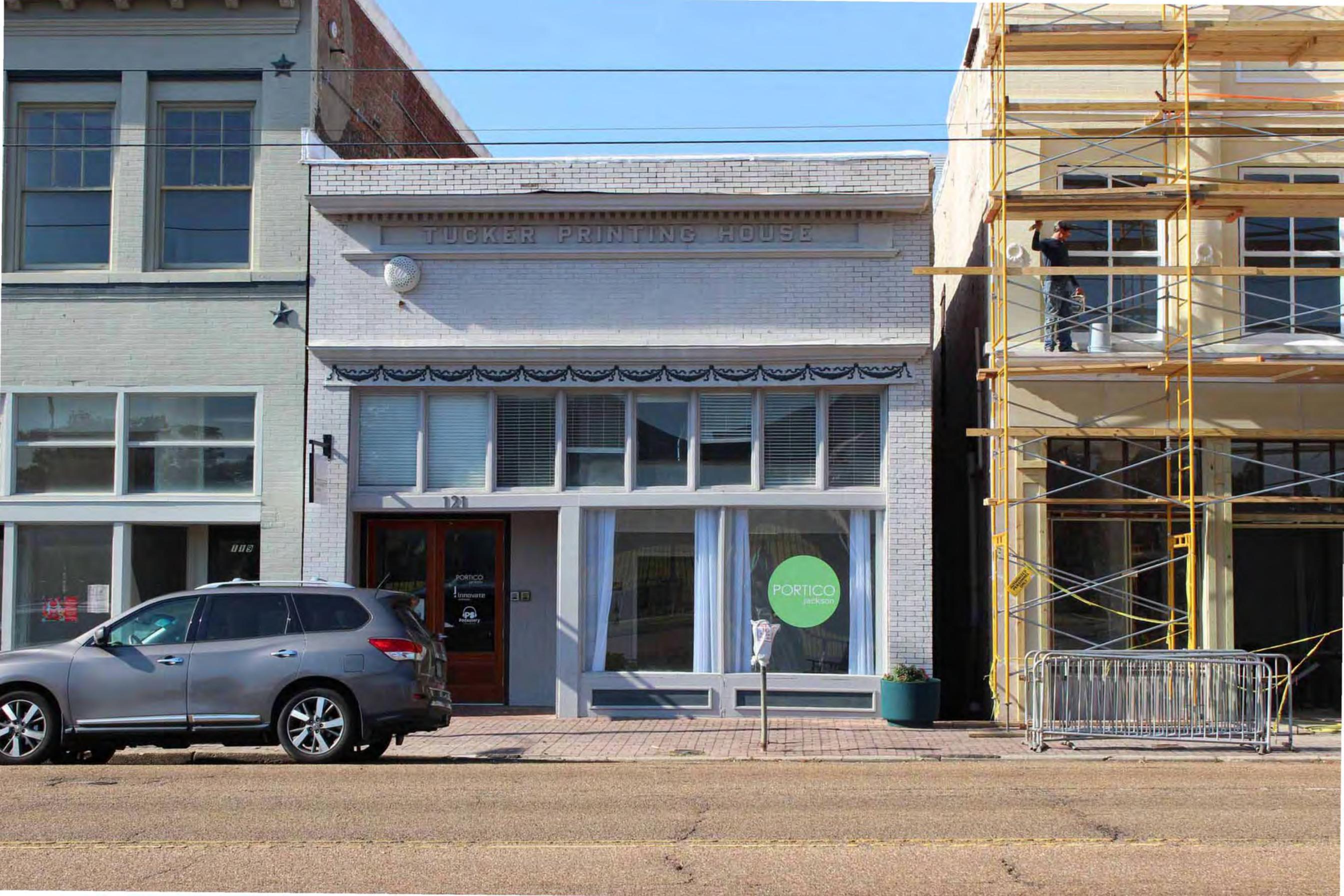
SHOP THE FUN!





USE

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121

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PA
Podiatry







THE HUDSON VALLEY LIBRARY



Historical marker sign with text and a small graphic at the top.

Small green sign or marker on a post.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: Spengler's Corner Historic District (Boundary Increase and Additional Documentation)

Multiple Name: _____

State & County: MISSISSIPPI, Hinds

Date Received: 12/10/2018 Date of Pending List: 12/28/2018 Date of 16th Day: 1/14/2019 Date of 45th Day: 1/24/2019 Date of Weekly List: _____

Reference number: BC100003351

Nominator: _____

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 1/24/2019 Date

Abstract/Summary Automatic listing due to Federal government shutdown
Comments:

Recommendation/ Accept Boundary Increase and additional documentation / A & C
Criteria

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date 1-29-2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



HISTORIC PRESERVATION
Jim Woodrick, director
PO Box 571, Jackson, MS 39205-0571
601-576-6940 • Fax 601-576-6955
mdah.state.ms.us

December 3, 2018

Joy Beasley
Keeper of the National Register
National Park Service
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Ms. Beasley:

We are pleased to enclose the nomination form and supporting documents to nominate the following amended district to the National Register of Historic Places:

Spengler's Corner Historic District (Amendment), Jackson, Hinds County

The property was approved for nomination by the Mississippi National Register Review Board at its meeting on November 7, 2018.

We trust you will find the enclosed materials in order and will let us hear from you at your convenience.

Sincerely,

A handwritten signature in black ink that reads 'James Bridgforth'. The signature is written in a cursive style with a large, prominent 'J' and 'B'.

Katie Blount
State Historic Preservation Officer

By: James Bridgforth
Architectural Historian